

Prepared By :  
Law Office of George B. Ready, MSB #4674  
Post Office Box 127  
Hernando, Mississippi 38632  
(662) 429-7088

INDEXING INSTRUCTIONS: Lot 22, 1<sup>st</sup> Revision, Golden Oaks Community, Section 29, Township 1 South,  
Range 7 West, DeSoto County, Mississippi, Plat Book 63, Page 44.

Grantor(s) Address:  
1663 Cedar Trail Cove  
Hernando, MS 3862

Home: 901-413-3703  
Work: None

Grantee(s) Address:

7194 Golden Oaks Loop East  
Southaven, MS 38671

Home: 901-246-2016  
Work: N/A

SMITH HOWELL, JR., MARK HOWELL AND  
BETTY ANN NORRIS, CO-EXECUTORS OF  
THE ESTATE OF EUMAN SMITH HOWELL, SR.  
DECEASED AND SMITH HOWELL, JR., MARK  
HOWELL AND BETTY ANN NORRIS, TRUSTEES OF  
THE SMITH HOWELL, SR. CHARITABLE  
TRUST AND SMITH HOWELL, JR., MARK HOWELL AND  
BETTY ANN NORRIS, INDIVIDUALLY

GRANTOR(S)

TO

MARIA G. BEVERAGE  
AN UNMARRIED PERSON

GRANTEE(S)

### WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, SMITH HOWELL, JR., MARK HOWELL AND BETTY ANN NORRIS, CO-EXECUTORS OF THE ESTATE OF EUMAN SMITH HOWELL, SR.; AND SMITH HOWELL, JR., MARK HOWELL AND BETTY ANN NORRIS, TRUSTEES OF THE SMITH HOWELL, SR. CHARITABLE TRUST AND SMITH HOWELL, JR., MARK HOWELL AND BETTY ANN NORRIS, INDIVIDUALLY, (GRANTORS), do hereby sell, convey and warrant unto MARIA G. BEVERAGE, AN UNMARRIED PERSON, (GRANTEES), the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, situated in DeSoto County, Mississippi, and more particularly described as follows, to wit:

LOT 22, GOLDEN OAKS COMMUNITY, situated in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 63, Page 44, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property as conveyed to Grantor(s) of record in Deed Book 341, Page 364, of record in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, The Smith Howell, Sr. Charitable Trust was established pursuant to the Last Will & Testament of Smith Howell, Sr. filed for record in Will Book 36, Page 752; and probate action of record under Cause No. 10-09-2056 in the Chancery Court of DeSoto County, Mississippi.

County, Mississippi.

By further way of explanation, Allene Howell, spouse of Smith Howell, Sr., predeceased him and passed away on 10/7/2002, as evidenced by her Certificate of Death attached hereto and made a part of this instrument.

The warranty in this deed is subject to subdivision and zoning regulations in DeSoto County, Mississippi, right of ways and easements for public roads and public utilities, and restrictive covenants for said subdivision.

It is understood and agreed that the taxes for the year 2011 have been prorated as of this date on an estimated basis only and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.



Possession to take place upon closing.

WITNESS OUR SIGNATURES, this the 23<sup>rd</sup> day of August, 2011.

**The Estate of Euman Smith Howell, Sr., Deceased**

By:   
Smith Howell, Jr., Co-Executor

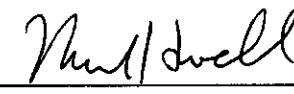
By:   
Mark Howell, Co-Executor


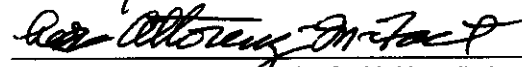
By:   
Betty Ann Norris, Co-Executor by  her Attorney-in-Fact

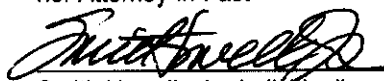
Betty Ann Norris, Co-Executor, by Smith Howell, Jr.  
her Attorney-in-Fact

**The Smith Howell, Sr. Charitable Trust**

By:   
Smith Howell, Jr., Trustee

By:   
Mark Howell, Trustee

By:   
  
Betty Ann Norris, Trustee, by Smith Howell, Jr.  
her Attorney-in-Fact

  
Smith Howell, Jr., Individually

  
Mark Howell, Individually

*Betty Ann Norris individually by  
Smith Howell Jr her Attorney in Fact*  
Betty Ann Norris, Individually, by Smith Howell, Jr., her  
Attorney-in-Fact

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 23<sup>rd</sup> day of August, 2011, within my jurisdiction, the within named SMITH HOWELL, JR. who acknowledged that he is CO-EXEPTUOR of THE ESTATE OF EUMAN SMITH HOWELL, SR., DECEASED and that in said representative capacity, he executed the above and foregoing instrument, after first having been duly authorized so to do.

Given under my hand and seal at office this the 23<sup>RD</sup> day of August, 2011.

My Commission Expires:



Notary Public

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 23<sup>rd</sup> day of August, 2011, within my jurisdiction, the within named MARK HOWELL, who acknowledged that he is CO-EXEPTUOR of THE ESTATE OF EUMAN SMITH HOWELL, SR., DECEASED and that in said representative capacity, he/she executed the above and foregoing instrument, after first having been duly authorized so to do.

Given under my hand and seal at office this the 23<sup>RD</sup> day of August, 2011.

My Commission Expires:



Notary Public

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 23<sup>rd</sup> day of August, 2011, within my jurisdiction, the within named SMITH HOWELL, JR., who acknowledged that he is Attorney-in-Fact of BETTY ANN NORRIS and that for and on behalf of said BETTY ANN NORRIS as her capacity as Co-Executor of The Estate of Euman Smith Howell, Sr., deceased, he subscribed the name of BETTY ANN NORRIS to the foregoing instrument of writing and principal as his own name as Attorney-in-Fact and signed and delivered the same on the day and year, and in the capacity therein mentioned, after first having been duly authorized so to do.

Given under my hand and seal at office this the 23<sup>rd</sup> day of August, 2011.



Notary Public

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 23<sup>rd</sup> day of August, 2011, within my jurisdiction, the within named SMITH HOWELL, JR., who acknowledged that he is TRUSTEE of THE SMITH HOWELL, SR., CHARITABLE TRUST and that in said representative capacity, he executed the above and foregoing instrument, after first having been duly authorized so to do.

Given under my hand and seal at office this the 23<sup>RD</sup> day of August, 2011.

My Commission Expires:



Notary Public

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 23<sup>rd</sup> day of August, 2011, within my jurisdiction, the within named MARK HOWELL, who acknowledged that he is TRUSTEE of THE SMITH HOWELL, SR., CHARITABLE TRUST and that in said representative capacity, he executed the above and foregoing instrument, after first having been duly authorized so to do.

Given under my hand and seal at office this the 23<sup>RD</sup> day of August, 2011.

My Commission Expires:



Notary Public

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 23<sup>rd</sup> day of August, 2011, within my jurisdiction, the within named SMITH HOWELL, JR., who acknowledged that he is Attorney-in-Fact of BETTY ANN NORRIS and that for and on behalf of said BETTY ANN NORRIS as her capacity as Trustee of The Smith Howell, Sr. Charitable Trust, he subscribed the name of BETTY ANN NORRIS to the foregoing instrument of writing and principal as his own name as Attorney-in-Fact and signed and delivered the same on the day and year, and in the capacity therein mentioned, after first having been duly authorized so to do.

Given under my hand and seal at office this the 23<sup>rd</sup> day of August, 2011.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO



Notary Public

Personally appeared before me, the undersigned authority in and for the aforesaid county and state, on this the 23<sup>rd</sup> day of August, 2011, within my jurisdiction, the within named SMITH HOWELL, JR. who acknowledged he executed the above and foregoing instrument.

Given under my hand and seal at office this the 23<sup>rd</sup> day of August, 2011.

My Commission Expires:



Notary Public

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the aforesaid county and state, on this the 23<sup>rd</sup> day of August, 2011, within my jurisdiction, the within named MARK HOWELL who acknowledged she executed the above and foregoing instrument.

Given under my hand and seal at office this the 23<sup>rd</sup> day of August, 2011.



  
Notary Public

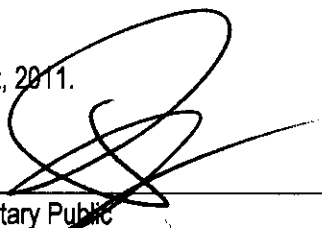
My Commission Expires:

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 23<sup>rd</sup> day of August, 2011, within my jurisdiction, the within named SMITH HOWELL, JR., who acknowledged that he is Attorney-in-Fact of BETTY ANN NORRIS and that for and on behalf of said BETTY ANN NORRIS, he subscribed the name of BETTY ANN NORRIS to the foregoing instrument of writing and principal as his own name as Attorney-in-Fact and signed and delivered the same on the day and year, and in the capacity therein mentioned, after first having been duly authorized so to do.

Given under my hand and seal at office this the 23<sup>rd</sup> day of August, 2011.



  
Notary Public